



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00099 Tierra Del Este Unit 71
Application Type: Major Combination
CPC Hearing Date: January 24, 2013
Staff Planner: Raul Garcia, (915) 541-493, garciar1@elpasotexas.gov
Location: South of Edgemere Boulevard and East of John Hayes Street
Acreage: 57.56 acres
Rep District: 5
Existing Use: Vacant
Existing Zoning: R-5 (Residential)
Proposed Zoning: R-5 (Residential)
Nearest Park: Tim Foster Park (1.09 miles)
Nearest School: El Dorado 9th Grade School (1.34 miles)
Park Fees Required: N/A
Impact Fee Area: This property is not located in an Impact Fee Service Area and is not subject to impact fees.
Property Owner: Ranchos Real XII, LLC
Applicant: Conde, Inc.
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: R-5 (Residential) & ETJ/ Vacant
South: R-5 (Residential)/ Vacant
East: R-5 (Residential) & ETJ/ Vacant
West: R-5 (Residential)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: None.

APPLICATION DESCRIPTION

The applicant proposes to subdivide 57.56 acres of land into 294 single-family residential lots. The smallest lot will measure approximately 4,922 square feet; the largest lot will measure approximately 10,875 square feet. The development will also include a 3.74-acre park. Primary access will be from Edgemere Boulevard. This project is being reviewed under the current subdivision code.

CASE HISTORY

This subdivision is part of the Tierra Del Este Phase III Land Study that was approved by the City Plan Commission on February 10, 2011 and administratively amended on August 25, 2011.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Tierra Del Este Unit Seventy One on a Major Combination basis, subject to the following conditions and requirements:

- The entire 100' ROW width of Edgemere Boulevard shall be constructed as part of this subdivision. The improvements to the portion of Edgemere Boulevard located outside of the city limits shall be included in the approved subdivision improvement plans for Tierra Del Este Unit Seventy One and those improvements are to be constructed concurrently with the improvements to the entire 100' ROW width for Edgemere Boulevard.
 - NOTE: The City will not accept Edgemere Boulevard for maintenance until the portion of Edgemere Boulevard located outside the city limits is annexed.
- Staff is recommending that the City Plan Commission require the applicant to landscape the parkway area on Edgemere and Mike Price, as stipulated under Section 19.23.040(H) *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the city plan commission to provide a visual and physical separation between the development and the street.* Staff also recommends that if the City Plan Commission requires landscaping, that the condition be coordinated with the El Paso Department of Transportation where it conflicts with site visibility standards, utilities, and parkway illumination. For the type of landscaping, staff recommends the developer select trees designated as median/street/right of way appropriate from the City's Plant and Tree List, to be placed 30-feet on centers.

Planning Division Recommendation: **Approval.**

Transportation comments

The subdivision was reviewed utilizing the current version of Title 19 of the El Paso City Code.

Comments:

1. Tierra Del Este Unit 67 shall be recorded prior to Tierra Del Este Unit 71 in order to provide vehicular access from Mike Price.
2. Edgemere shall be constructed to City standards to include the full 100' width of the street at all locations abutting the development and improvements shall be included on the subdivision improvement plans. The Department of Transportation recommends against the proposed "Alternative 1" shown on the proposed cross-section for "Major Arterial Street" as the full width of the street shall be constructed to city standards.
3. Traffic calming measures such as medians, curb extensions, and/or traffic circles are required along Neil Shed, Orsten Artis, Harry Flournoy, and Willie Cager in accordance with Section 19.15.010.E. – Traffic Calming, the Neighborhood Traffic Management Program and with the Design Standards for Construction and are to be coordinated with Department of Transportation.
 - a. Additionally, traffic calming measures are recommended to be installed along the other streets abutting the park (Orsten Artis between Fred Reynolds, Randy Culpepper, Willie Worsley), and along Mike Price and Ralph Seitsinger especially where they abut the proposed school site as indicated in the approved land study.

4. The proposed name for Mike Price Dr. is in conflict with Section 19.15.140 – Street Names and Addresses as Tierra Del Este Unit 67 shows the street name as John Wayne.
5. The Developer shall contribute their proportionate share of traffic mitigation improvements for the following intersections as indicated in the TIA submitted for the Tierra Del Este Phase III Land Study:
 - a. Edgemere and Tim Foster (\$20,172.78)
 - b. Edgemere and John Hayes (\$31,851.75)
 - c. Rich Beem and Ralph Seitsinger (\$15,395.01)
 - d. Ralph Seitsinger and John Hayes (\$35,567.79)
 - e. Pebble Hills and Rich Beem (\$14, 333.29)
 - f. Pebble Hills and Tim Foster (\$21,765.36)
 - g. Pebble Hills and John Hayes (\$32,913.48)
6. Double frontage lots along Edgemere, Mike Price, Ralph Seitsinger, and Tim Floyd shall comply with Section 19.23.040 H (Double Frontage Lots) of the El Paso City Code.
7. Landscaping, vegetation including trees, and irrigation systems to be provided within the proposed medians on Edgemere and Tim Floyd and the landscaped areas along Edgemere, Mike Price, Ralph Seitsinger, and Tim Floyd.

Transportation has the following recommendations:

1. In an effort to enhance the pedestrian connectivity and walkability between the neighborhood and the proposed school site, it is recommended that the developer dedicate and improve pedestrian rights-of-way within Block 392.
2. Foreseeing the future need, Transportation recommends the installation of two (2) two-inch underground conduits within the proposed medians on Edgemere and Tim Floyd as part of the median improvements for arterial lighting communication systems.

Transportation has the following notes for the proposed subdivision plat:

1. The median opening at the end of Edgemere shall be provide enough space to permit a turnaround of at least 45ft. to ensure an adequate turning radius for fire and sanitation trucks
2. Temporary breakaway guard posts with retro-reflective end of road markers or Type III barricades shall be placed at the end of Edgemere, Tim Floyd, Tim Hardaway, Bobby Joe Hill, and David Latin.
3. All proposed/existing paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall be constructed in accordance with the current ADA/TAS regulations and City Design Standards for Construction.

City Development Department - Land Development

We have reviewed the subject plan and recommend **Approval**.

Parks and Recreation Department

We have reviewed Tierra Del Este Unit 71, a major combination plat map and offer Applicant / Developer the following comments:

Please note that this Subdivision is part of the Tierra Del Este III - Phase III Amended Land Study, is composed of 294 Single-family dwelling lots, and applicant is proposing to dedicate a

"3.742 acre Park" site therefore, complying with the minimum "Parkland" requirements as per ordinance Title 19 – Subdivision and Development Plats, Chapter 19.20 – Parks and Open Space and exceeding the requirements by 0.80 acre or 80 dwelling units that can be applied towards sub-sequent subdivisions with-in the approved "Amended Land Study".

We offer the following informational comments to assist Applicant in the design of the new Park's construction drawings.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department for review and approval and are to include at minimum the following improvements:

- 1.Refer to Park's Design & Construction Standards.
- 2.Irrigation System shall be designed by a Licensed Irrigator Registered in the State of Texas, in good Standing, with a minimum 5 years experience, and with a minimum of 10 designs of comparable size systems.
- 3.Irrigation System must be designed to accommodate site static water pressure or a pump must be incorporated to accommodate design criteria.
- 4.Note for all park improvements to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
- 5.Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision / park improvement plans is subject to applicant providing proof of the project registration - PLD # (Registration Number).
- 6.No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site unless previously discussed and approved by this Department.
- 7.Provide perimeter lighting to the park along adjacent Public Street rights of way. Engineer to coordinate with E.P.E.Co., Land Development Dept., and Parks Dept. light poles & conduit placement for the perimeter lighting prior to street paving; perimeter street lighting shall be coordinated for light poles to be installed at a maximum of 300' apart and / or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
- 8.Developer shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, minerals availability, water infiltration, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure existing soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.
- 9.Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches as required for proper planting as per Parks Design & Construction Standards; if caliche soils are found they must be shattered to a minimum depth of 24 inches.
- 10.Any unsuitable soil materials not approved by Parks Department are to be removed, disposed-off, and replaced with top soil to a minimum depth of 12 inches.

11. Any rock walls, retaining walls, or fences to be constructed along the park abutting residential sites need to be off of the Park and to be constructed by Developer if required in order to minimize disturbance to the park improvements.

12. Provide grading so that the park site does not sit lower than six inches (6") from any top of curb elevation, throughout. Any low spot must have at minimum a surface area of 30,000 square feet to insure that any storm water is dispersed over a large area. Any sloped areas shall be at the max. 1 vertical : 20 horizontal (5%) and shall Insure that proposed grades will keep water away from hard surfaces.

13. Grading and drainage plan for the site, to be reviewed and approved by Parks Department.

14. Applicant is required to obtain irrigation, electrical, building and any other required permit(s) from Development Services (BP&I) Building Permits & Inspections Division.

15. A 7' wide meandering concrete sidewalk is required all along the park's perimeter 7'-9' from back of curb.

16. Provide street trees within a 7'-9' wide meandering parkway as required per ordinance #017528

17. Park improvements shall comply with the requirements of the current Parks and Open Space ordinance Chapter 19.20

18. Provide an age appropriate (5-12 years) play structure.

19. Provide accessible picnic tables & benches on concrete pads as required by ordinance.

20. Construction of Park improvements need to be coordinated and inspected by Parks Department.

21. Park Site acceptance is contingent upon completion of all street improvements abutting the park.

El Paso Water Utilities

We have reviewed the above referenced subdivision and provide the following comments:

Annexation fees are due at the time of new service application for individual water meters within the subject property.

Water

Water storage improvements to the existing system are required to enable service to the subject property. Water service to the subject property will be provided by a proposed elevated tank (reservoir) and a sixteen (16) inch diameter water transmission main along the proposed extension of Edgemere Boulevard.

No direct service connections are allowed to the proposed 16-inch diameter water main as per the El Paso Water Utilities – Public Service Board Rules and Regulations. Water service is anticipated to be provided by on-site water distribution main extensions connecting to the proposed 16-inch diameter transmission main. The on-site water mains mentioned above must be constructed by the Developer to provide water service to the subject Property.

Sanitary Sewer

A thirty (30) inch diameter sanitary sewer interceptor is required along the proposed extension of Edgemere Boulevard. This sanitary sewer main is in the construction phase. Service to this property will consist of on-site sewer main extensions that include sanitary sewer collectors along Mike Price Drive and Tim Floyd Street.

EPWU-PSB requests master grading plans of the entire land study area to aid in the design of the sewer system to serve the property.

General

Coordination with the Developer is required to ascertain that the water transmission mains, storage improvements, and sewer interceptors are constructed in parallel with development.

EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Sun Metro

No comments received.

El Paso Fire Department

No comments received.

911

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Socorro Independent School District

No comments received.

Additional Requirements and General Comments:

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in

determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

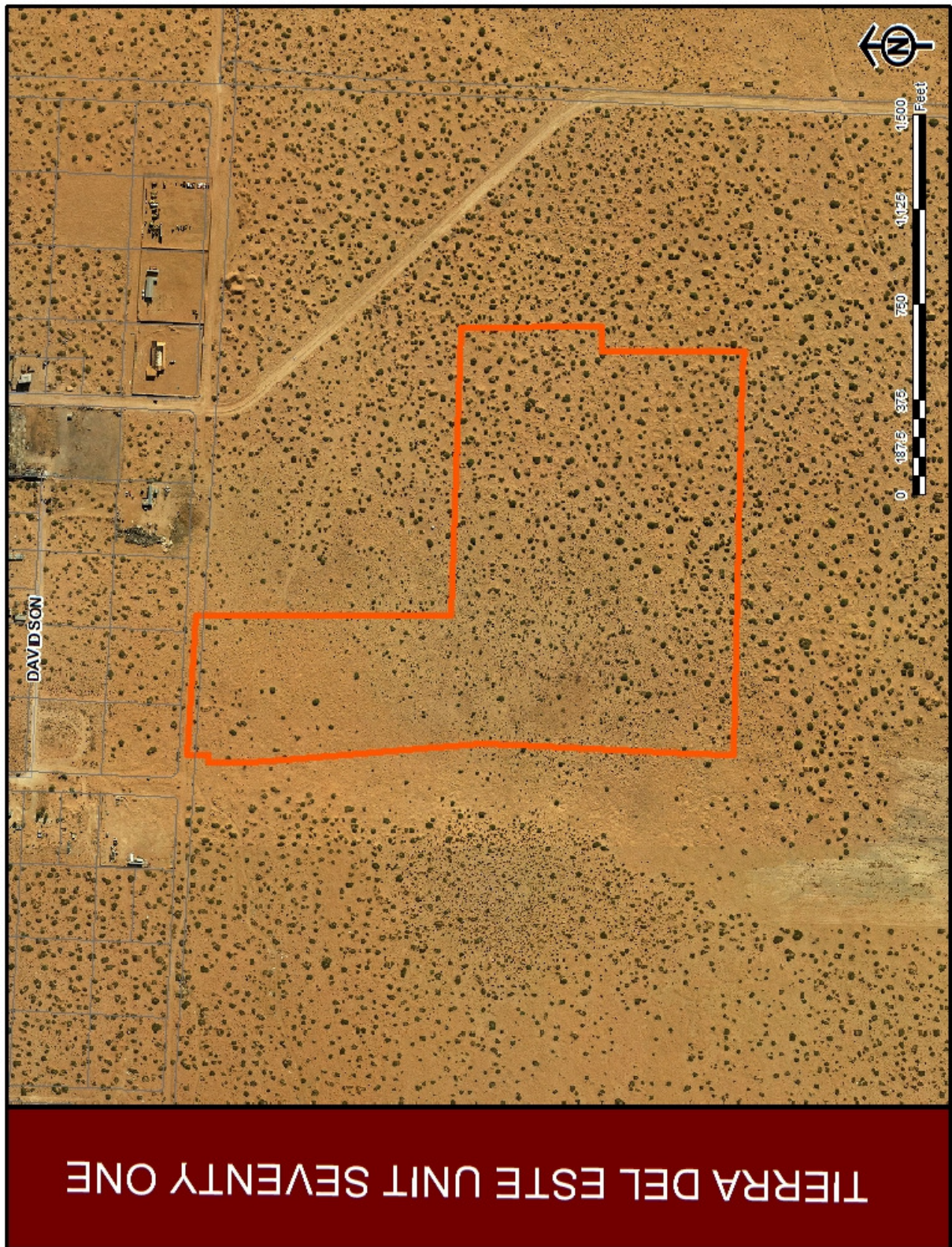
Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Application

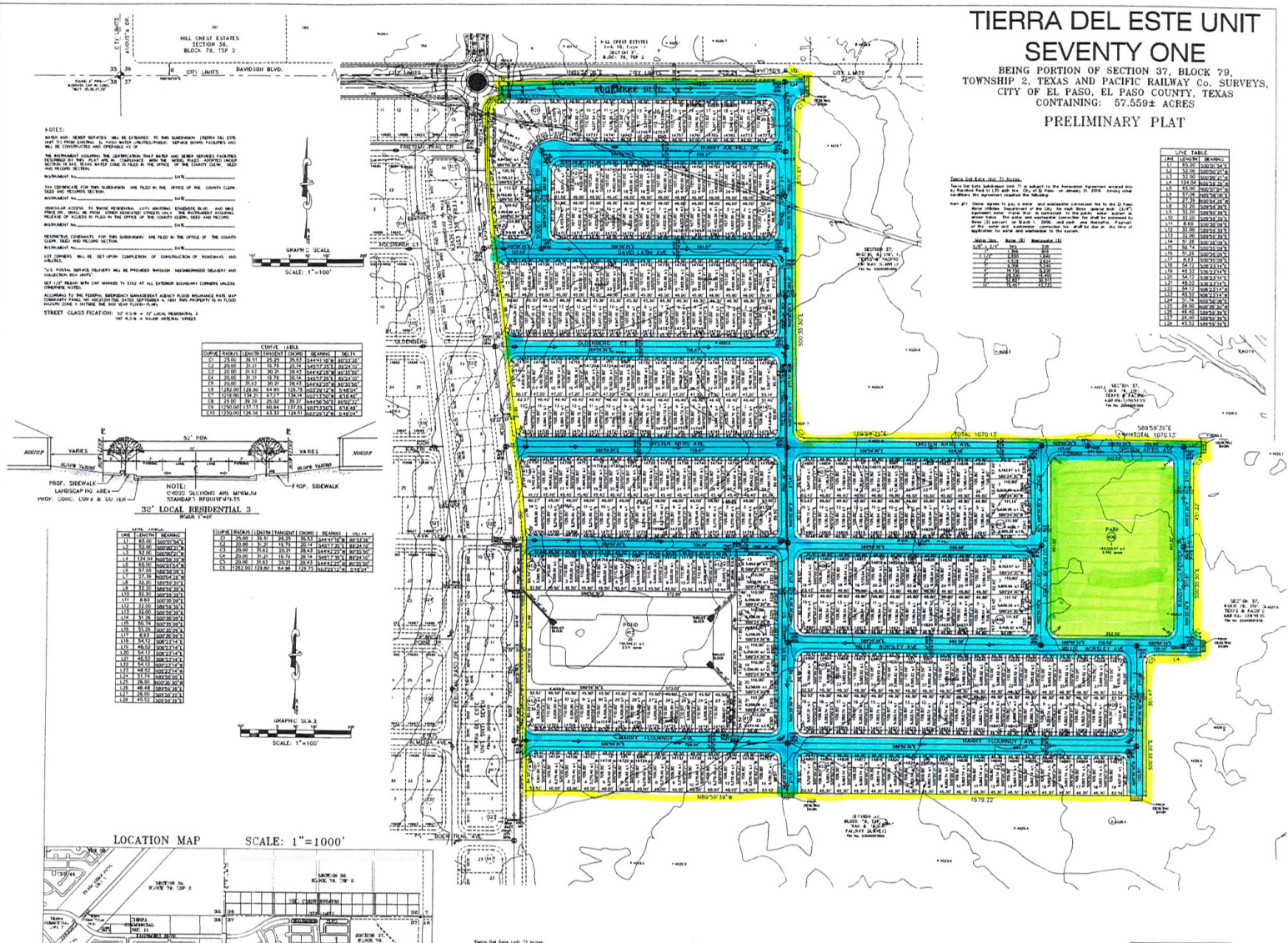
ATTACHMENT 1



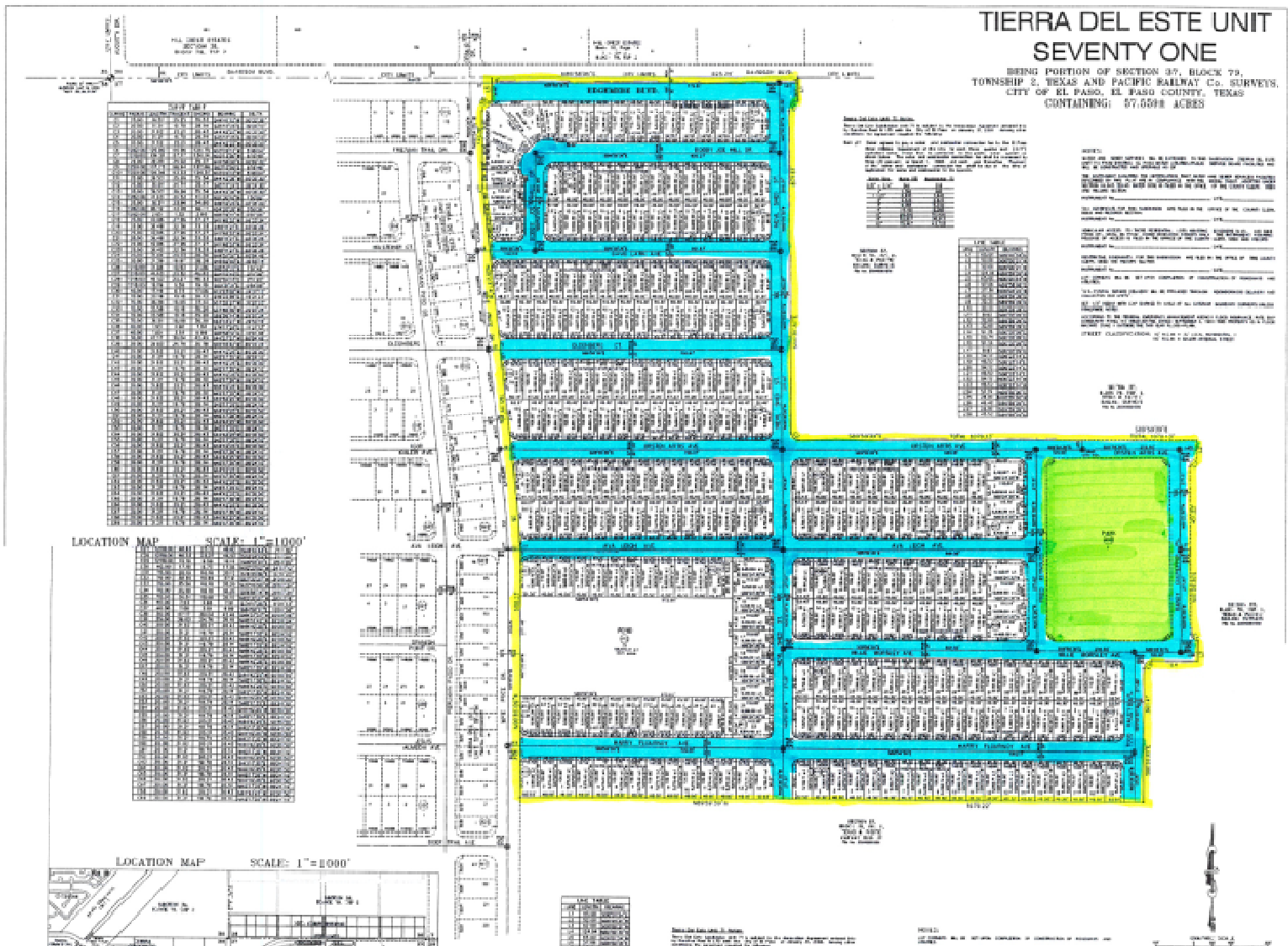
ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION COMBINATION APPROVAL (Revised)

DATE: December 20, 2012

File No. SUSU12-00099

SUBDIVISION NAME: Tierra Del Este Unit 71

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of Section 37, Block 79, Township 2, Texas and Pacific Railway Co. Surveys, City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>38.7342</u>	<u>294</u>	Office		
Duplex			Street & Alley	<u>11.5118</u>	<u>1</u>
Apartment			Ponding & Drainage	<u>3.571</u>	<u>1</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>3.742</u>	<u>1</u>			
School					
Commercial			Total No. <u>297</u>		
Industrial			Total Acres (Gross) <u>57.559</u>		

3. What is existing zoning of the above described property? R-5 Proposed zoning? n/a
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
5. What type of utility easements are proposed? Underground Overhead Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Lot to street to Ponds
7. Are special public improvements proposed in connection with the development? Yes X No
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No
If answer to is "Yes", please explain the nature of the modification or exception
9. Remarks and/or explanation of special circumstances:
10. Improvement Plans submitted? Yes No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes No X
If yes, please submit a vested rights petition in accordance with Section 19.47-Vested Rights (See Attached).

12.	Owner of record	<u>Ranchos Real XIV, LLC</u>	<u>6080 Surety Drive, Ste 300, El Paso, TX 79905</u>	<u>915-592-0290</u>
		(Name & Address)	(Zip)	(Phone)
13.	Developer	<u>Ranchos Real XIV, LLC</u>	<u>6080 Surety Drive, Ste 300, El Paso, TX 79905</u>	<u>915-592-0290</u>
		(Name & Address)	(Zip)	(Phone)
14.	Engineer	<u>CONDE INC.</u>	<u>6080 Surety Drive, Ste 100, El Paso, TX 79905</u>	<u>915-592-0283</u>
		(Name & Address)	(Zip)	(Phone)

CASHIER'S VALIDATION
FEE: \$2,088.00

Ranchos Real XIV, LLC

OWNER SIGNATURE: 
 Douglas A. Schwartz, Manager

REPRESENTATIVE: 

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT
 REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS**